



POWELL INDUSTRIAL PROPERTY

4713 - 48 Street,
Redwater, AB

**INDUSTRIAL
MANUFACTURING
FACILITY WITH
STORAGE YARD**

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FOR SALE/LEASE



PRICED BELOW REPLACEMENT COST

\$1,520,000 (\$114/SF)



LOCATION HIGHLIGHTS

- Located in Redwater - part of Alberta's Industrial Heartland. 40 min Northeast of Edmonton (Hwy28A).
- +/- 13,000 SF manufacturing facility.
- +/- 2,500 SF - offices, administrative and amenities areas
- Quonset (50' x 36') on site.
- Fabrication storage building (639 SF) on site.
- 5 - ton overhead crane .
- Secure and fenced land (+/-0.83 acres) west of 48 Street.

PROPERTY DETAILS

MUNICIPAL ADDRESS: 4713 - 48 Street, Redwater, AB

LEGAL DESCRIPTION: PLAN 886HW, Block 4, 1-8; PLAN 886HW, Block 5, 1-8;

YEAR BUILT: 1974

SITE SIZE: 1.67 Acres

SITE COVERAGE RATIO: 19% (including storage facility)

LEASABLE AREA: ± 2,500 SF (Main Floor)
± 10,800 SF (Warehouse)
13,300 SF (Total)

POWER: 3 Phase - amp & voltage - TBC

LOADING DOORS: (3) Grade 10' x 12'
(1) Grade 14' x 16'
(1) Grade 12' x 14'
(1) Grade 8' x 14'
(1) Grade 8' x 12'

LIGHTING: Combination of Fluorescent and Halide fixtures

HEATING: Entire building is heated by forced air furnaces. A make-up unit is located in the welding shop.

SUMPS: 3 sumps in the building

CRANE: 5 Ton (12.5' Clear under hook)

MAKE UP AIR SYSTEM: Yes

CLEAR HEIGHT: 12.82'-18.33'

ZONING: C-2: General Commercial

UTILITIES: Full municipal services

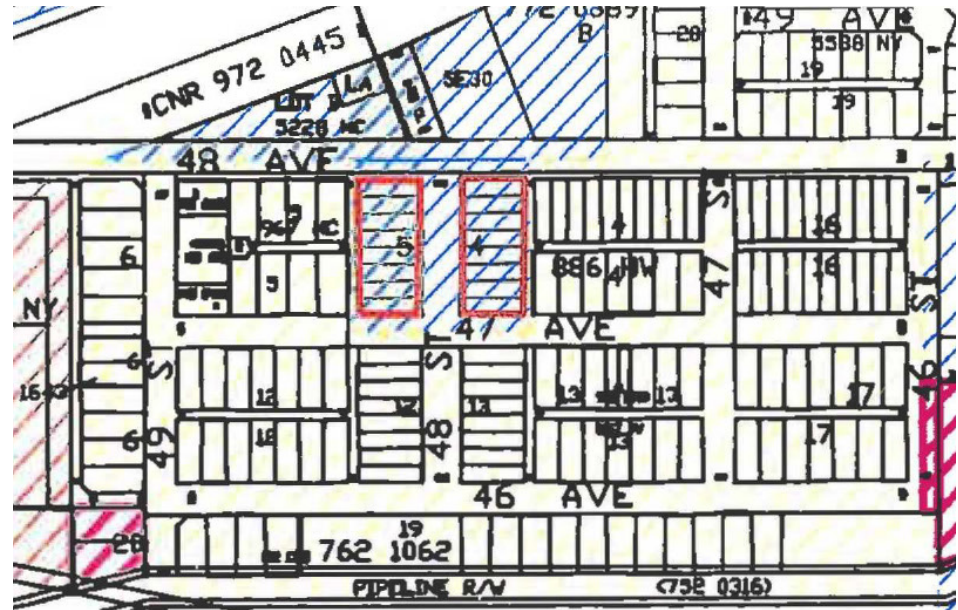
AMENITIES: Paint booth

PARKING: 8 paved, 20 gravelled parking stalls

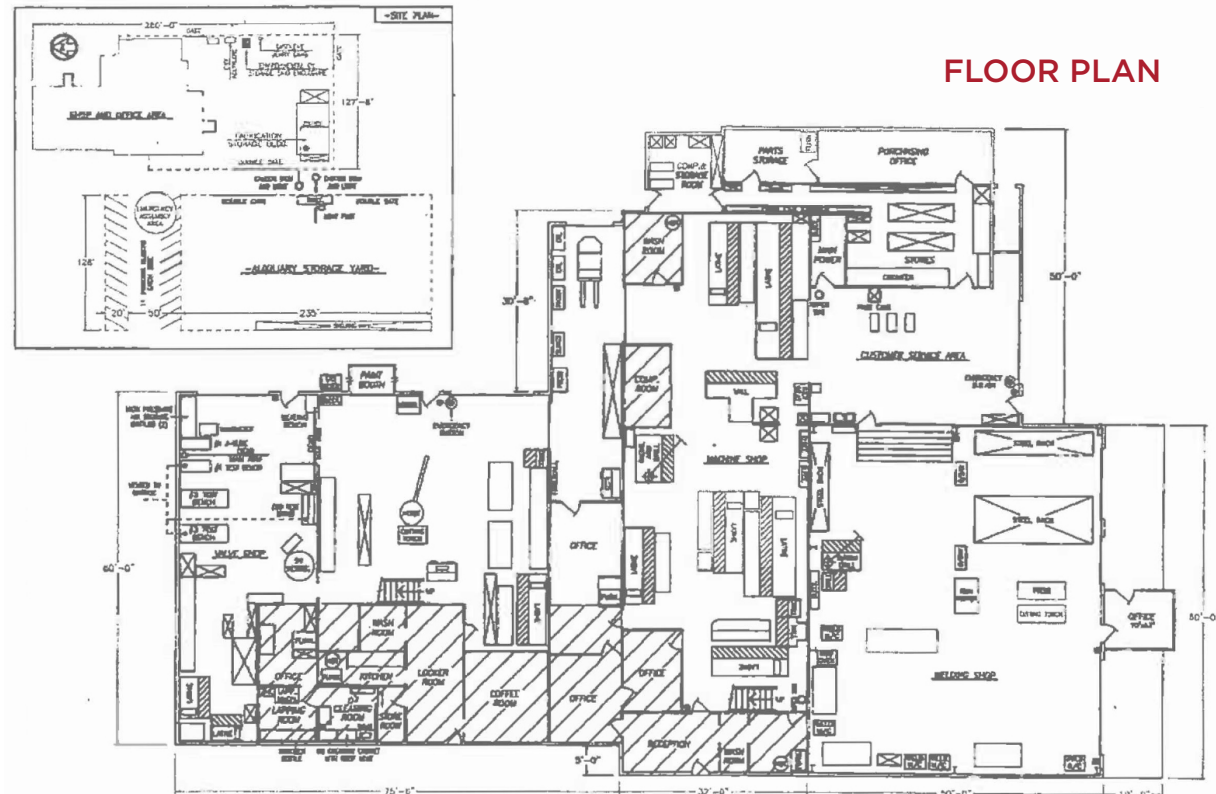
YARD: 0.83 acres - fenced and well gravelled

CONSTRUCTION: Main building concrete cinder block

SITE PLAN



FLOOR PLAN



OPPORTUNITY DETAILS

LEASE RATE:	Market
YARD LEASE RATE:	Market
OPERATING COST:	TBC
SALE PRICE:	\$1,520,000
TAXES:	\$15,820 (2022)
AVAILABILITY:	August 2023
SUBLEASE EXPIRY:	July 31, 2023





INTERIOR PHOTOS





Edmonton

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